

Before the Board of Zoning Adjustment, D. C.

Application No. 11598 of Review and Herald Publishing Association, pursuant to Section 8207.2 of the Zoning Regulations to continue the operation of a parking lot as provided by Section 3101.48 of the regulations in the R-1-B and C-2-A Districts located at 6953 Maple Street, N. W., part of Lot 815, part of 839, part of 59 and all of Lot 820, Square 3357.

HEARING DATE: March 20, 1974

EXECUTIVE SESSION: March 26, 1974

FINDINGS OF FACT:

1. The applicant proposes to use the subject property exclusively for employees of the Review and Herald Publishing Association.
 2. The lot is surfaced and fenced.
 3. The only other improved property within 200 feet of the subject property is across Maple Street and is presently occupied by two older residents and a parking lot for Hebrew Memorial Funeral Home.
 4. The applicant testified that it needs the requested special exception to replace a parking lot next to its printing plant, upon which a storage warehouse was constructed.
 5. The lot will contain parking spaces for 246 automobiles.
 6. The Department of Highways and Traffic had no objection to the continuance of this parking lot.
 7. The lot is within 200 feet of an existing commercial or industrial District.
 8. The lot is reasonably necessary to the neighborhood and so located that it will not become objectionable to adjoining property.
 9. No opposition was registered at Public Hearing.
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CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the applicant has complied with Section 3101.48 of the regulations and that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Maps.

ORDERED:

That the above application be CONDITIONALLY GRANTED.

a. Permit shall be issued for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE:

5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

James E. Miller

JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: **JUN 25 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.